

028.A

0003

0039.E

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

373,200 / 373,200

USE VALUE:

373,200 / 373,200

ASSESSED:

373,200 / 373,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MASS AVE, ARLINGTON

OWNERSHIP	Unit #:	39
Owner 1: ROSS DONALD F JR & ANNE N/ TRS		
Owner 2: DONALD F ROSS JR 2016 REVOCABL		
Owner 3: TRUST		
Street 1: 211 WINSLOW RD		
Street 2:		

Twn/City:	WABAN
St/Prov:	MA
Postal:	02468
Cntry:	Type:

PREVIOUS OWNER
Owner 1: ROSS DONALD F JR -
Owner 2: -
Street 1: 211 WINSLOW RD
Twn/City: WABAN
St/Prov: MA
Postal: 02468

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 678 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z	R6	APTS LOW	100	water	
o				Sewer	
n				Electri	
Census:				Exempt	
Flood Haz:					
D				Topo	
s				Street	
t				Gas:	

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
102	Condo		0	Sq. Ft.	Site	
				0	0.	0.00 7318

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	373,200			373,200		316496
							GIS Ref
							GIS Ref
							Insp Date
							12/01/17

PREVIOUS ASSESSMENT								Parcel ID	028.A-0003-0039.E
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	102	FV	362,700	0	.	.	362,700	362,700	Year End Roll 12/18/2019
2019	102	FV	312,300	0	.	.	312,300	312,300	Year End Roll 1/3/2019
2018	102	FV	277,800	0	.	.	277,800	277,800	Year End Roll 12/20/2017
2017	102	FV	258,600	0	.	.	258,600	258,600	Year End Roll 1/3/2017
2016	102	FV	258,600	0	.	.	258,600	258,600	Year End 1/4/2016

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ROSS DONALD F J	71433-373	2	8/6/2018	Convenience	10	No	No	
215 MASS AVE CO	64665-52		12/16/2014		278,000	No	No	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
										12/1/2017	Measured	DGM	D Mann		
										1/22/2015	NEW CONDO	PC	PHIL C		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7 - Condo Garden				Full Bath: 1	Rating: Good														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 2 - Steel				1/2 Bath:	Rating:														
Prime Wall: 7 - Brick				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 4 - Flat				OTHER FEATURES															
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frl:	Rating:			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1966	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict: G16	Fact: .			Floor: 5 - 5th Floor				Totals	RMs: 3	BRs: 1	Baths: 1	HB							
Const Mod:				% Own: 2.240000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRs	FL						
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	3	1							
Avg Ht/FL: 10				Phys Cond: GD - Good	24.	%	Additions:												
Prim Int Wall: 6 - Average				Functional:		%	Kitchen:												
Sec Int Wall:	%			Economic:		%	Baths:												
Partition: T - Typical				Special:		%	Plumbing:												
Prim Floors: 3 - Hardwood				Override:		%	Electric:												
Sec Floors: 4 - Carpet	30%			Total:	24.5	%	Heating:												
Bsmnt Flr: 3 - Hardwood				CALC SUMMARY				General:		1	3	1							
Subfloor:				Basic \$ / SQ:	320.00		COMPARABLE SALES												
Bsmnt Gar:				Size Adj.: 1.38495576			Rate	Parcel ID	Typ	Date	Sale Price								
Electric: 3 - Typical				Const Adj.: 1.02479637															
Insulation: 2 - Typical				Adj \$ / SQ: 454.175															
Int vs Ext: S				Other Features: 33000															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.45000005															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 494350															
% Com Wall				Depreciation: 121116															
				Depreciated Total: 373234															
MOBILE HOME				WtAv\$/SQ:				WtAv\$/SQ:	AvRate:	Ind.Val:									
Make:								Juris. Factor:	1.00	Before Depr:	658.55								
Model:								Special Features:	0	Val/Su Net:	550.44								
								Final Total:	373200	Val/Su SzAd:	550.44								
SPEC FEATURES/YARD ITEMS				PARCEL ID				028.A-0003-0039.E											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							

IMAGE **AssessPro Patriot Properties, Inc**